

**Residential**  
**4017252 Closed**

**14 Pine Island**  
**Meredith, New Hampshire 03253**



**L \$320,000**  
**C \$300,000**



<b>Zoning:</b>	SFR Water	<b>Rooms:</b>	6
<b>Year Built:</b>	1978	<b>Bedrooms:</b>	3
<b>Color:</b>	Gray	<b>Total Baths:</b>	2
<b>Taxes:</b>	\$ 4,682.00	<b>Full:</b>	1
<b>Taxes TBD:</b>	No	<b>3/4 Baths:</b>	1
<b>Tax Year:</b>	2009	<b>1/2 Baths:</b>	0
<b>Monthly Assoc.\$:</b>	\$	<b>Garage Capacity:</b>	0
<b>Lot Acre:</b>	2.00	<b>Garage Type:</b>	None
<b>Lot SqFt:</b>	87,120	<b>Total Fin SqFt:</b>	926
<b>Common Land Acres:</b>		<b>Apx Fin Above Grd:</b>	926
<b>Road Frontage:</b>	No	<b>Apx Fin Below Grd:</b>	0
<b>Water Frontage:</b>	215	<b>Foot Print:</b>	24x22
<b>Water Acc Type:</b>	Owned	<b>Flood Zone:</b>	Unknown
<b># of Stories:</b>	2	<b>Style:</b>	Chalet/A Frame , Contemporary , Cottage/Camp

<b>Water Body Type:</b>	Lake	<b>Water Body Restr.:</b>		<b>Surveyed:</b>	Unknown	<b>Seasonal:</b>	Yes
<b>Water Body Name:</b>	Winnepesaukee	<b>Current/Land Use:</b>		<b>Land Gains:</b>		<b>Owned Land:</b>	

<b>Parcel Access ROW:</b>	<b>ROW for other Parcel:</b>	<b>ROW Width:</b>	<b>ROW Length:</b>
<b>Public Rems:</b> A-frame contemporary cottage on Pine Island, Lake Winnepesaukee, Meredith NH. Charming and cozy pine interior with natural fieldstone fireplace. Master bedroom in loft with 3/4 bath. 2 additional bedrooms on the main floor. Large deck, 215' water frontage, 30' dock, sandy bottom swimming area. Enjoy the peace & tranquility of island living. No wake zone in front of cottage. Sunset views.			

**Directions:** Pine Island, Lake Winnepesaukee across from Y landing Marina

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	FLOOR	BR	FB	3/4	1/2
Living Rm			Master BR			1st	2	1		
Kitchen			2nd BR			2nd	1		1	
Dining Rm			3rd BR			3rd				
Family Rm			4th BR			4th				
Office/Study			5th BR			Bsmt				
Utility Rm			Den							
Other Rm 1			Other Rm 3							
Other Rm 2										

<b>Assoc Amenities:</b>		<b>Possession:</b>	At Closing
<b>Interior Feat.:</b>	1st Floor Laundry , Dining Area , Fireplace-Wood , Island , Kitchen/Dining , Kitchen/Living , Living Room , Living/Dining , Loft , Master BR with BA , Vaulted Ceiling , 1 Fireplace		
<b>Exterior Feat.:</b>	Boat/Slip Dock , Deck		
<b>Basement:</b>	Crawl Space		
<b>Equip./Appl.:</b>	Range-Electric , Refrigerator		
<b>Driveway:</b>	None	<b>Electric:</b>	Circuit Breaker(s)
<b>Construction:</b>	Wood Frame	<b>Exterior:</b>	Wood
<b>Financing:</b>		<b>Foundation:</b>	Post/Piers
<b>Floors:</b>		<b>Heating/Cool:</b>	Other
<b>Garage/Park:</b>	None	<b>Lot Desc:</b>	Island Properties , Sloping , View , Water View , Waterfront , Wooded , Wooded Setting
<b>Heat Fuel:</b>	Wood	<b>Occ. Restrictions:</b>	
<b>Roads:</b>	None	<b>Roof:</b>	Shingle-Asphalt
<b>Sewer:</b>	Leach Field , Septic	<b>Water:</b>	Other
<b>Suitable Land Use:</b>		<b>Water Heater:</b>	Electric
<b>Fee Includes:</b>		<b>Building Certs:</b>	
<b>Disability:</b>		<b>Docs Available:</b>	Deed
<b>Negotiable:</b>			
<b>Excl Sale:</b>			

<b>Tax Rate:</b>	\$12.54	<b>Assmt:</b>	\$373,400.00	<b>Assmt Yr:</b>	2009
<b>Tax Class:</b>		<b>Unadjusted Taxes:</b>		<b>Tax Reduct:</b>	No
<b>Elderly:</b>		<b>Veteran:</b>		<b>Other:</b>	
<b>Covenant:</b>	Unknown	<b>Source SqFt:</b>	Muni	<b>County:</b>	Belknap
<b>Recorded Deed:</b>	Warranty	<b>Book/Pg:</b>	719/ 120	<b>Plan/Survey:</b>	
<b>Map/Blck/Lot:</b>	I01/ / 9C	<b>Property ID:</b>		<b>SPAN # (VT):</b>	--
<b>Devel/Subdiv:</b>		<b>Const. Status:</b>	Existing	<b>Home Energy Rating Index:</b>	
<b>District:</b>	Inter-Lakes Cooperative	<b>High Sch:</b>	Inter-Lakes High School	<b>Jr./Mid Sch:</b>	Inter-Lakes Middle School
<b>Elem Sch:</b>	Inter-Lakes Elementary	<b>Cable:</b>		<b>Electric Co:</b>	
<b>Fuel Co:</b>		<b>Phone Co:</b>		<b>Resort:</b>	No
<b>Timeshare/Fract. Ownrshp:</b>		<b># Weeks:</b>		<b>Timeshare %:</b>	
<b>Auction:</b>					
<b>Auction \$ Det. By:</b>		<b>Closed Date:</b>	04/26/2011	<b>DOM/DUC:</b>	175

**PREPARED BY**

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Photo Gallery MLS# R4017252C



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**Selected Criteria**

State:New H

SubType:Resid

ActSt:Clo

SellDt:04/01/2011 - 04/30/2011

WtrBody:winnepesaukee

WaterAcc:Own